



**Washington State
Department of Transportation**
Paula J. Hammond, P.E.
Secretary of Transportation

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March 29, 2012

Mr. Brad Feilbert
City of Monroe Public Works Director
806 W. Main St.
Monroe, WA 98272

Subject: SR 2, MP 16.00 Vic.
WSDOT Review Comments on Draft EIS - East Monroe Comprehensive Plan Amendment

Dear Mr. Feilbert:

We are responding to the East Monroe Comprehensive Plan Amendment to change the land use designation and concomitant rezone, changing the zoning classification of approximately 50 acres of land located north of US 2 near the eastern city limits from Limited Open Space to General Commercial.

WSDOT has reviewed this draft EIS and has the following comments:

We request that all our previous comments stated in the letter of August 18, 2011 (attached) be included in this EIS. In addition to those previous comments, we would like to emphasize the following items:

- A traffic signal will not be permitted by WSDOT on SR 2 for the single access point to these parcels. A roundabout will be allowed, if the new generated volumes warrant it.
- In planning for future developments of these parcels, sufficient right of way must be set aside to accommodate a future 4-lane highway.

Should you have any questions, please feel free to contact Mr. Steve Benenati (206) 440-4915 of my Developer Services section.

Sincerely,

Ramin Pazooki
Local Agency and Development Services Manager

RSE/smb

cc: Ed Conyers, WSDOT Highways and Local Programs
Mike Swires, WSDOT Area Traffic
Project File



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15700 Dayton Avenue North
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August 18, 2011

206-440-4000
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Brad Fielberg
City of Monroe Public Works Director
806 W. Main St.
Monroe, WA 98272

Subject: SR 2, MP 16.00 Vic.
Determination of Significance and Request for Comments on Scope of EIS
E. Monroe Economic Development Group, LLC
CPA2011-01 East Monroe

Dear Mr. Fielberg,

We received your request for comment on the proposed action to change Comprehensive Land Use designation of certain properties from Limited Open Space to General Commercial. The location of this proposal is at the east end of Monroe on the north side of US 2 in vicinity of MP 16.00.

WSDOT has reviewed the proposal and has the following comments:

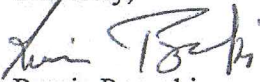
- 1) The access rights along SR 2 for some of these parcels have been purchased by WSDOT for the future SR 2 Monroe by-pass. Please refer to the enclosure. No future access through the SR 2 limited access boundary shall be allowed unless the property owner applies for and is granted such access according to provisions of Chapter 530.10 of WSDOT's Design Manual.
- 2) WSDOT supports a single access point to be jointly shared by all parcels covered under this proposed action. This access point should be located to the east of the acquired limited access boundary. Internal site circulation shall be provided for access to these parcels.
- 3) Per highway access classification criteria, spacing between the future SR 2 roundabout to be constructed as part of the SR 2 Monroe by-pass and a new access shall be a minimum of 1,320 feet.
- 4) A traffic signal will not be permitted by WSDOT on SR 2 for access to parcels covered under this proposed action. Instead of a signal, a roundabout must be built for controlled access to SR 2, if warranted by future development volumes.
- 5) Per WSDOT Route Development Plan (RDP), this segment of SR 2 is designated as a future 4-lane highway which may include median barrier.

Mr. Brad Fielberg
CPA2011-01 East Monroe
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- 6) WSDOT stands by all provisions of the March 3, 2004 letter to Hiller West, city of Monroe, Director of Community Development regarding access to SR 2 in this area. See enclosed letter.

Should you have any questions, please feel free to contact Mr. Steve Benenati (206) 440-4915 of my Development Services section.

Sincerely,



Ramin Pazooki
Local Agency and Development Services Manager

Enclosure

cc: Lorena Eng, Regional Administrator
Russ East, Assistant Regional Administrator
Mike Swires, Traffic Engineer – Snohomish Area